



# THE BEACON HILL TIMES

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MAYOR'S OFFICE PHOTO BY ISABEL LEON

The city's annual Children's Winter Festival returned to the Boston Common on Thursday, Feb. 24.



LAURA COUSINEAU PHOTO

The tree-lighting at Charles and Mt. Vernon streets was among the highlights when the Beacon Hill Business Association's Beacon Hill Holiday Stroll returned on Thursday, Dec. 1.



D. MURPHY PHOTO

A "human bike lane" makes its way down Charles Street on Aug. 2 as part of a demonstration organized by the Boston Cyclists Union.

## A look back at life on the Hill in '22

By Dan Murphy

2022 was a year filled with milestones on Beacon Hill.

This year marked the 100th anniversary of the Beacon Hill Civic Association while another neighborhood institution, the Boston Athenaeum, began a new chapter with the opening this fall of its expanded and renovated Beacon Street headquarters.

The eagerly awaited Beacon

Hill Books & Café opened at 71 Charles St. to much fanfare this fall while two other longstanding Charles Street shops celebrated their respective anniversaries this year – Blackstones turned 40 while Linens on the Hill celebrated 35 years in business. Another longstanding neighborhood business, Rouvalis Flowers, turned 40 this year as well.

"Cheers" – the long running, classic sitcom based on the Bull

& Finch Pub (now called "Cheers on Beacon Hill") at Hampshire House – also marked a milestone, with Sept. 30 marking the 40th anniversary of its debut on NBC.

This year also highlighted by many of the neighborhood's most beloved recurring annual events, including the Beacon Hill Garden Club's Hidden Gardens Tour on Thursday, May 22, the Beacon Hill Art Walk on Sunday, June 5; and the 27th "Garlands &

Greens" fundraiser at Hampshire House on Wednesday, Nov. 16, to support the cost of decorating the neighborhood's approximately 1,100 lamp-posts for the holidays, among other happenings.

• On Jan. 3, District 2 Councilor Ed Flynn was unanimously voted in as the new council president for a two-year term by his fellow councilors during the City Council's first meeting of the new year on Jan. 3 at City Hall's Chris-

topher A. Iannella Chamber.

\* On Saturday, Jan. 15, a sprinkler check-valve ruptured on the fourth floor of West End Place at 150 Staniford St., leading to flooding in nearly 30 units on the building's bottom four floors, as well as in the adjacent West End Museum and office space.

• On Thursday, Feb. 24, during School Vacation Week, Mayor

(LOOK BACK Pg. 5)

### BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Beacon Hill Civic Association  
50th Winter Soirée  
Saturday, February 11, 2023  
The Newbury Boston

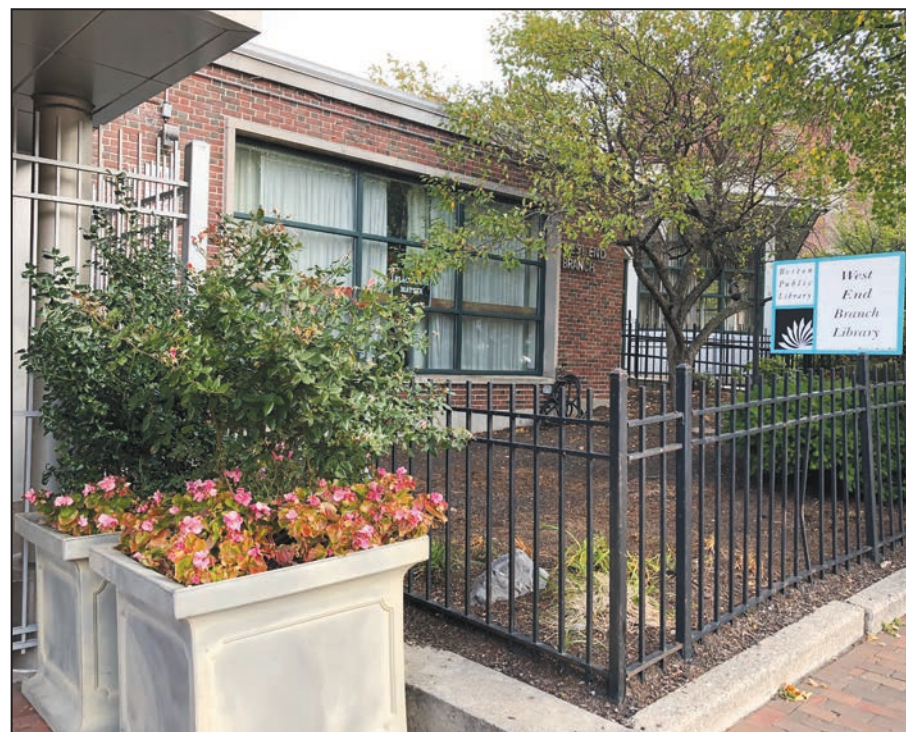
### Officials reschedule virtual meeting on West End Branch Library

By Dan Murphy

With many would-be attendees citing travel concerns due ahead of the holidays, the city has rescheduled its virtual meeting to discuss the working draft of the Request for Proposals (RFP) for the proposed redevelopment of the West End Branch Library to Tuesday, Jan. 10, from 6:30 to 8 p.m. from its originally scheduled date of Dec. 22.

The city is proposing the redevelopment of the site of library, which opened in the 1960s, into a mixed-use development expected to include "a new ground-floor space for the library and multiple floors of primarily income-restricted, affordable housing above," according to the city's draft objectives for the project.

Once completed, the city would



D. MURPHY PHOTO

(MEETING Pg. 3) The West End Branch Library.

# BPDA delivers more than \$11 million in mitigation funding to local organizations

The Boston Planning & Development Agency announced earlier this month the delivery of approximately \$11 million in funding to the West End Museum, Museum of African American History, Boston Preservation Alliance, Old West Church, the Boston Transportation Department, and the Boston Public Works Department. This funding is provided by Massachusetts General Hospital (MGH) as a result of their clinical building project currently being built on Fruit Street in the West End. The clinical building project will include new beds and clinical facilities for the hospital.

"Mitigation funding is critical to strengthening our community through important local organizations," said Chief of Planning Arthur Jemison in a press release. "I am glad that MGH could be a part of that work with such a sizable commitment, and I look forward to seeing how this funding will benefit these important institutions."

"Collaborating with the organizations endeavoring to preserve and celebrate the West End's rich and important history is an integral part of our Cambridge Street Project," said Massachusetts Gen-

eral Hospital President David F. M. Brown, MD, in a press release. "We are thrilled to support so many important programs and institutions, while also reaffirming our commitment to strengthening our area communities."

MGH's commitment to supporting the West End Museum includes ongoing monetary contributions of \$250,000 per year for 10 years for operating support, the inclusion of historic displays in the Clinical Building, the provision of an MGH-affiliated individual to serve on their Board, and an endowment of \$1 million. These commitments total approximately \$3,650,000.

"This funding provided to the Museum via the BPDA is an essential part of rebuilding our space after a catastrophic flood in January, and will help to ensure that we reopen in 2023 fully in line with the vision laid out by our team," said Executive Director of the West End Museum Sebastian A. Belfanti in a press release.

The Old West Church, which serves the West End with a variety of social programs and stewards the main remaining historic community building of the Old West End, received funding for historic

rehabilitation and/or programmatic support. MGH will also make an annual payment to the church for five years in support of food justice and community-building in the West End. These commitments total approximately \$2,500,000.

"Old West Church is grateful to be a part of MGH's community mitigation agreement. The funding has helped secure a future for Old West's building, a national historical landmark, and our important food justice work," said Rev. Dr. Sara Garrard in a press release. "We at OWC are grateful for the work of MGH as a community partner dedicated to equity and justice, the future sustainability and livability of Boston's West End neighborhood, and beyond."

MGH will also partner with the Museum of African American History, which provides programming aligned with MGH's diversity and inclusion initiatives. This funding will allow for the design and renovation of the Museum's exhibit hall, a Museum presence in the clinical building with exhibit space curated for Museum content, and a corporate sponsorship over ten years. These commitments total approximately \$3,050,000.

"The Museum of African

American History is honored to begin a new partnership with Massachusetts General Hospital," said Chair of the Board of Directors of the Museum of African American History, Sylvia Stevens-Edouard, in a press release. "The generous funding that we have been awarded will allow for both increased capacity and the expansion of our mission to tell the story of 18th and 19th century African American history, and how it impacts today's exploration of race and the struggle for human rights."

The hospital remains committed to providing a financial contribution supporting the Legacy Fund, established through the advocacy of the Boston Preservation Alliance as a mechanism for development to enable local historic preservation projects. MGH will also continue to involve the Boston Preservation Alliance in its efforts to preserve the façade of the Winchell School. The funding commitments for the Preservation Alliance total approximately \$1,100,000.

In addition to these important local organizations, the Boston Transportation Department and Public Works will receive more than \$4 million to study design

changes and improvements that can be made to Cambridge Street, Blossom Street and the North Grove/Cambridge Street intersection.

"As Councilor for the West End, I am so proud of all the organizations that steward the rich history of this Boston neighborhood — including its immigrant and Black history and its community gathering places," said District 8 Councilor Kenzie Bok in a press release. "MGH is an institution that has always made its home in the West End, so it's deeply appropriate that its new project is enabling these transformational investments in the West End for the next generation."

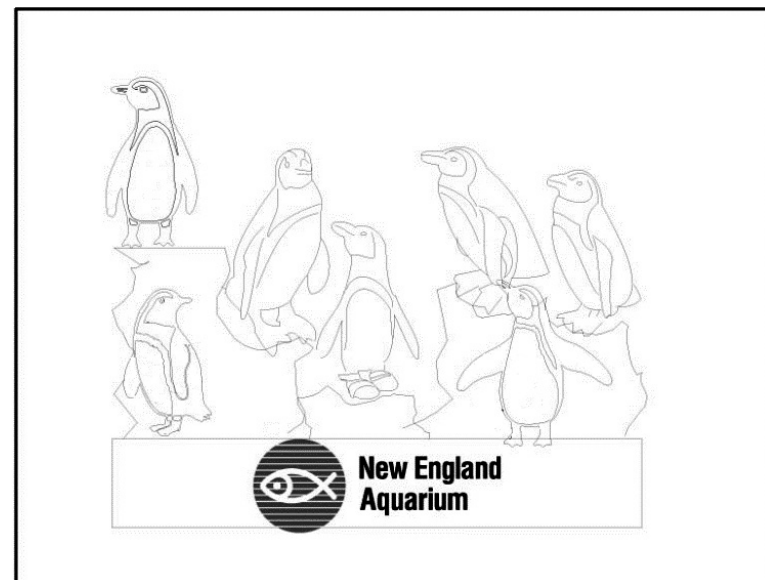
This funding is part of the community benefits and mitigation agreements that the BPDA negotiated with Massachusetts General Hospital for their new clinical building project. Community benefits and mitigation from projects are negotiated via the Article 80 review process with developers as a way to ensure significant and long lasting improvements to the public when new developments are built in their neighborhoods, according to the BPDA.

## Penguin ice sculptures on display at New England Aquarium

An ice sculpture of several Aquarium penguins, designed and carved by Don Chapelle of Brilliant Ice Sculpture of Lawrence, will take over New England Aquarium's Central Wharf, beginning Dec. 28, weather permitting, and in time for this year's Boston Waterfront Ice Sculpture Stroll on New Year's Eve. The sculpture will be formed out of 36 blocks of ice, each weighing 300 pounds, for a total of 10,800 pounds.

For 16 years, Chapelle has been creating massive ice sculptures for the Aquarium including a North Atlantic right whale, sharks, penguins, fur seals, sea lion pups, and octopuses. This year, he is preparing a 10-foot-wide, 8-foot-tall, 4-foot-deep sculpture of the Aquarium's beloved African penguins, each standing about 35 to 40 inches tall, including Beach Donkey, a 24-year-old elderly African penguin who captivated the public this year.

More than half of the Aquarium's penguin residents have exceeded their life expectancy of 15 years in the wild, requiring specialized geriatric care by Aquarium staff to ensure the animals are healthy and happy.



Don Chapelle began this year's ice sculpture in his studio in an old Lawrence mill building off North Canal Street. Using powerful and highly accurate ice sculpting tools, he makes intricate designs and then fuses the pieces together

on site at the Aquarium. In his studio, Chappelle stores the sculpture pieces in a freezer that gets down to 12 to 15 degrees before shipping them out in several of his delivery vehicles.

"It's always an honor to work with such an esteemed institution such as the New England Aquar-

ium," Chapelle said. "We have partnered for 16 years, and it's been a pleasure designing and sculpting all sorts of mammals, fish, and fauna."

The public is invited to come celebrate New Year's Eve on Boston's waterfront. The Aquarium is one of 32 locations participating in the free Waterfront Ice Sculpture stroll on Dec. 31 from 1 p.m. to dusk. Visitors can view the interactive map and learn more about participating companies and organizations at [bostonharbornow.org](http://bostonharbornow.org)

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# Wu announces reappointments to Boston School Committee

Mayor Michelle Wu last week announced the reappointment of Jeri Robinson, currently the Chairperson, and Quoc Tran to four-year terms on the Boston School Committee. The Boston School Committee is the governing body of Boston Public Schools.

“I’m proud to reappoint Chairperson Jeri Robinson and Quoc Tran back to the Boston School Committee, to continue the groundwork we’ve started to enhance the learning experience and school infrastructure for our children and families,” said Mayor Michelle Wu. “Both Jeri and Quoc are champions for all our students and school staff, and they’re committed to digging in and making the systemic changes our communities need. I want to thank them both for their leadership and look forward to continuing our work together.”

“I’m honored to continue my life’s work of preparing children for a bright future,” said School Committee Chairperson Jeri Robinson. “Boston Public Schools has entered a new era, and I’m excited as ever to work alongside my

fellow Committee members and BPS administration to deliver the world-class education students, staff and families deserve.”

“The experience I gained as a Boston Public Schools parent and teacher helped me serve effectively in my first term,” said Boston School Committee member Quoc Tran. “I’m grateful for the opportunity to carry on building a system that will nurture the next generation of City leaders and workers alike.”

“Jeri Robinson’s steady and reliable work as chairperson, and Quoc Tran’s well-rounded perspective have made them trusted and valuable partners since I returned to Boston Public Schools,” said Boston Public Schools Superintendent Mary Skipper. “I’m thrilled they’ll remain in place as we continue to improve facilities, foundations, and outcomes for students and families across the City.”

Both Robinson and Tran’s terms were set to expire in January of 2023.

The School Committee is responsible for:

- Defining the vision, mission,

and goals of the Boston Public Schools;

- Establishing and monitoring the annual operating budget;
- Hiring, managing, and evaluating the Superintendent; and
- Setting and reviewing district policies and practices to support student achievement.

The School Committee meets approximately twice per month during the school year to adopt, review and modify policies and practices that support teaching, learning and improved student achievement. With the exception of executive sessions, Committee meetings are open to the public, feature public comment periods, and are broadcast on Boston City TV.

Robinson, now retired, served as Vice President of Early Childhood Initiatives at the Boston Children’s Museum. She brings more than 40 years of experience in teaching and consulting in the fields of early childhood and museum education. She is the developer of the PlaySpace exhibit –one of the earliest prototypes for early learning family spaces in children’s

and other museums – founder of the Boston Cultural Collaborative for Early Learning, and co-founder of both Families First Parenting programs and “Countdown to Kindergarten.” For many years, she has provided training and consultation to schools, early child programs, museums, and other organizations.

Ms. Robinson is a proud graduate of Girls Latin School. She received her B.S., M.S. Ed. and an honorary Doctorate in Education from Wheelock College, and serves on numerous boards dealing with family, community, multicultural, and early childhood education issues. In recognition of her work, Ms. Robinson has received awards such as the Wheelock Centennial Award, the Boston Parents Paper Family Advocate Award, the Women Who Care Award, and the Lucy Wheelock Award, was a 2004 participant in the Schott Fellowship in Early Care and Education. In 2005, she was named to the American Association of Museums, Centennial Honor Roll, in recognition of her contributions to the museum field in the past cen-

tury and in 2010, was the recipient of the Abigail Elliot Award, given by BAEYC.

Tran is the parent of four BPS graduates. Prior to his retirement as secretariat deputy director of the Office of Diversity and Civil Rights at the Massachusetts Executive Office of Health and Human Services, he developed and implemented diversity and inclusion strategies for over 22,000 employees, and created diversity and affirmative action plans to retain a diverse workforce. Prior to this role, he was the executive director of the Vietnamese American Civic Association (VACA), where he managed all operations of the organization related to serving the social and public assistance needs of Vietnamese refugees and immigrants. Mr. Tran was a BPS high school teacher for six years. He holds a bachelor’s degree in mechanical engineering, a master’s degree in education from Northeastern University, and a doctoral degree in law from Suffolk University.

## Boston Public Health Commission issues flu advisory

The Boston Public Health Commission (BPHC) issued an advisory to Boston health care providers alerting them about concerning levels of flu activity during the early stage of flu season, as well as the slow uptake of flu vaccinations and COVID-19 boosters.

BPHC is urging providers to apply the CDC’s Health Advisory Network (HAN) recommendations to address increased respiratory virus activity and to mitigate severe strain on the healthcare system. The recommendations call for COVID-19 and flu vaccination to prevent the spread of both illnesses; diagnostic testing to guide treatment and clinical man-

agement; treatment protocols for confirmed and suspected cases of COVID-19 and flu; and proactive messaging that supports public health outcomes to raise awareness about the current flu season.

“The best way to avoid getting sick with the flu and to reduce your risk of severe infection is getting your annual flu shot. Now that the holidays are here, taking this important, yet simple step is vital for protecting yourself and others when celebrating with friends and family,” said Dr. Bisola Ojikutu, Commissioner of Public Health and Executive Director of the Boston Public Health Commission. “Everybody 6-months and older

should get their flu vaccination as soon as possible.”

The Boston Public Health Commission has set up several standing sites in communities throughout the city to make it quick and convenient for residents to get their annual flu shots, COVID-19 vaccines and boosters, and COVID-19 testing.

All services are free for individuals ages 6-months and older, with no appointments or IDs required:

Boston City Hall,  
Haymarket Room 240 (2nd floor), 1 City Hall Sq., Boston.

Open Mondays from 7am-1pm and Wednesdays from 12-5pm.

### MEETING (from pg. 1)

maintain ownership of the building because of the library component while entering into a long-term agreement with an outside party to operate the residential component, said Joe Backer, senior development officer for the Mayor’s Office of Housing, during an

Oct. 25 virtual meeting sponsored by the city to discuss the proposal.

Backer also said then that the city expects to release an RFP for the project at the beginning of 2023, with the application process open for a minimum of two months.

Visit <https://www.boston.gov/calendar/west-end-branch-library-public-meeting-3> at the scheduled time to join the meeting. (If you already registered for the meeting, no further action should be needed as that registration is still active.)

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# EDITORIAL

## ENJOY A HAPPY -- AND SAFE -- NEW YEAR'S EVE

The end of one year and the start of another provides all of us with an opportunity for reflection. We are a year older -- but have we become any wiser?

Alfred Lord Tennyson's "Ring Out Wild Bells," which was published in 1850, offers timeless advice about the lessons we hopefully have learned from the past that we can use to guide our future. We quote some of the best-known lines from that poem here:

Ring out the old, ring in the new,  
Ring, happy bells, across the snow;  
The year is going, let him go;  
Ring out the false, ring in the true...  
Ring out the feud of rich and poor,  
Ring in redress to all mankind.  
Ring out a slowly dying cause,  
And ancient forms of party strife;  
Ring in the nobler modes of life...  
Ring out the want, the care, the sin,  
The faithless coldness of the times;  
Ring out, ring out thy mournful rhymes,  
But ring the fuller minstrel in...  
Ring in the love of truth and right,  
Ring in the common love of good.  
Ring out old shapes of foul disease...  
Ring out the narrowing lust of gold;  
Ring out the thousand wars of old,  
Ring in the thousand years of peace.

As always, we urge all of our readers to ensure that they celebrate the New Year safely and take care that their friends and loved ones do so as well. No one ever died by having a friend take their keys away if they have had too much to drink.

We wish all of our readers a Happy and Healthy 2023.

## THE BEACON HILL TIMES

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## GUEST OP-ED

### 2023 – Love yourself so you can love others

By Dr. Glenn Mollette

You can lose about one pound a week if you try. If you don't try you won't lose any.

If you need to save some money then you need to pay yourself first. If you have a paycheck coming in then set a goal for \$500 a month if possible. Whatever the amount is will grow if you are faithful each week and month of setting money aside. You can always find a place to spend money. Even if you don't need it, you have it just in case you might.

What do you want to accomplish in 2023? If you do not have a goal of some kind, you will accomplish nothing. Maybe your goal is to just enjoy each day. Enjoy your food. Enjoy your family and friends. Make the best of each day. These are good goals.

Be good to yourself in 2023. Love others as you love yourself. If you don't love yourself, it's almost impossible to love others. Recently we have heard of people committing suicide. They had given up on themselves but wanted to hurt or kill others before they killed themselves. It's tragic when an individual's so hates themselves

that they wanted to hurt others. If they loved themselves more then they wouldn't have had so much venom and hate for others.

One of the tools of the devil is to bring your life down to where you hate all the things you've done. He brings it up to you often so you can feel horrible about your life's mistakes. People often have trouble forgiving themselves so they begin to binge drink, take drugs and hurt themselves to try to deal with their life's pain. God has forgiveness and hope for all. People don't always forgive but God forgives As God forgives you then you must work on forgiving yourself, loving yourself and forgiving and loving others. You see, that's a great formula. God forgives us, loves us and we are to forgive and love ourselves and then offer this same forgiveness and love to others.

In 2023 you might do something different. Maybe you want to embark on an adventure, change careers or just do better with all you have been handed. Often, all we need to do is focus on what we already have to do and do it a little better.

My prayer for our nation in

the year ahead is that we might see politicians work together to accomplish worthy goals that will benefit our country. I hope Ukraine can overcome Russia but other countries need to step up to the plate. America cannot fight everyone's war physically or financially. We must get control of our border. Our nation is being overtaken by millions of undocumented immigrants. Who are these people? Do they all really have noble intentions in America? We must bring back our jobs from China in 2023.

Throughout this year may you a continuation of what we talk about and pray for during the Christmas season. May it be ongoing every day and may we share it with all along the way, Peace on earth and good will to all people. May you first experience it in your life so you can extend it to others.

*Glenn Mollette is the publisher of Newburgh Press, Liberty Torch and various other publishing imprints; a national columnist – American Issues and Common Sense opinions, analysis, stories and features appear each week in over 500 newspapers, websites and blogs across the United States.*

## Wu announces First Night public safety preparations

Mayor Michelle Wu joined City leadership to share the City's preparations for First Night, Boston's annual New Year's Eve celebration. The City is a partner of the New Year's Eve event, which is formally run by Boston Celebrations, Inc. and managed by Conventures, Inc. All parties are taking steps to ensure public safety as Boston rings in the New Year. This is the first year since the COVID-19 pandemic that First Night is returning to its regular, full programming.

"We all deserve to enjoy these celebrations and want to preserve the sense of First Night truly being welcoming to everyone from every generation," said Mayor Michelle Wu. "The majority of this year's activities and performances will take place outside so please be sure to check the weather, layer up and dress accordingly. I hope everyone has a wonderful new year and can't wait to see you all at the parade and all of the festivities this weekend."

First Night will feature more

than 15 hours of free programming across two days in Copley Square and the Back Bay. The event has returned indoor programming to its agenda from last year, when it was held entirely outdoors. Indoor programming is available at area churches, the Boston Public Library, and Copley Place Mall. The main stage in Copley Square will have a new location for 2023, now situated in front of Boston Public Library, with Dartmouth Street closed to traffic.

The Boston Police Department will be present at First Night to support this family-friendly event. Additionally, Boston Police are reminding attendees not to consume alcohol or marijuana in public spaces or prohibited private spaces, not to fly drones at any First Night activities, to dress accordingly for the weather, and to report any suspicious activity.

"We will not only have a large presence around official First Night celebrations but across the City in all of our neighborhoods as well," said Commissioner Michael

Cox, Boston Police Department. "We will utilize all specialized units needed to ensure public safety and we ask for the public's assistance in making this a Happy New Year for all."

A parade from Copley to the Boston Common will lead up to the Family Fireworks over the Common starting at 7:00 p.m. Midnight Fireworks over Boston Harbor will once again be produced by the Friends of Christopher Columbus Park. More information can be found at [boston.gov/first-night](http://boston.gov/first-night).

The public is reminded that it is illegal for private citizens to use, possess, or sell fireworks, and that illegal fireworks pose significant dangers to the safety of residents and their property.

"Boston Fire is ready to work with our city and state agencies to have a successful First Night Celebration," said Commissioner Paul F. Burke, Boston Fire Department. "BFD will have our Tactical

(FIRST NIGHT Pg. 8)

**LOOK BACK** (from pg. 1)

Michelle Wu joined the Boston Parks and Recreation Department to bring the annual Children's Winter Festival back to the Boston Common Parade Ground.

• On Monday, March 14, the Bay Village Historic District Commission held a public meeting to review a mock-up of an electrified gas street-lamp in the area of 212 Stuart St., which could set the city's standard for its "gas-to-electric streetlight retrofit" throughout the rest of Bay Village, as well as on Beacon Hill and Marlborough Street in the Back Bay.

Another public meeting sponsored by the Bay Village Historic District Commission on Wednesday, March 30, when the mock-ups of two streetlights were viewed in the area of 212 Stuart St.

The Bay Village Historic District Commission unanimously approved the installation of nine new electrified streetlights as part of developer Greystar's residential project at 212 Stuart St. at its April 12 public hearing, which took place virtually.

• On Monday, April 4, the Esplanade Association's annual meeting returned as an in-person event at the Westin Copley Place Hotel's the Staffordshire Room after going remote for the previous two years due to the pandemic.

• On April 29, the Friends of the Public Garden's Green & White Ball returned after a two-year absence to the Four Seasons.

More than 170 guests were on hand for cocktails, dinner, and dancing, while raising nearly \$500,000 to support the ongoing care of the Boston Common, Public Garden, and Commonwealth Avenue Mall.

• On Sunday, May 15, "Voices of Humanity" - the city's fourth annual interfaith concert - took place at The Vilna Shul.

The concert, formerly known as "Voices of Freedom," again featured three choirs - the Zamir Chorale of Boston, America's foremost Jewish choral ensemble; VOICES 21C, a diverse choir dedicated to positive interactions, social justice, and global understanding; and the Boston Community Gospel Choir, which often performs with the Boston Symphony Orchestra. Each group separately performed songs from the Jewish, Muslim, and Christian cultures, respectively, before joining together to perform for the finale.

The concert also marked the first time in three years that many guests had set foot inside the Vilna's historic Phillips Street building, which had been closed for more than a year for the first phase of extensive renovations

before the pandemic struck.

• On Monday, May 16, the Beacon Hill Civic Association held its 100th annual meeting at the Union Club, marking its return as an in-person event after a three-year absence due to the pandemic.

Alex Krieger, a professor at the Harvard Graduate School of Design and author of the recently published "City on a Hill: Urban Idealism in America from the Puritans to the Present," served as the keynote speaker.

At this time, Russ Gaudreau, chair of the Beacon Award Nominating Committee, presented two 25th annual Beacon Awards to Hill House and Gary Drug, respectively, for their "sustained and significant contributions" to the neighborhood.

• On Thursday, May 22, the Beacon Hill Garden Club's 93rd Hidden Gardens Tour returned as an in-person event.

This year's tour featured nine garden - four of which were new to the tour or reimagined green spaces - as well as four "ribbon gardens," which were restricted and viewable only from the street.

It also marked the first in-person Hidden Garden Tour since 2019, with the event going virtual last year and being cancelled altogether in 2020 due to the pandemic.

• On Sunday, June 5, the Beacon Hill Art Walk returned, with more than 100 local artists plying their wares in the neighborhood's alleyways, courtyards, and gardens, along with musicians performing live music throughout the day.

The annual event is traditionally held on the first Sunday in June and dates back to the 1990s.

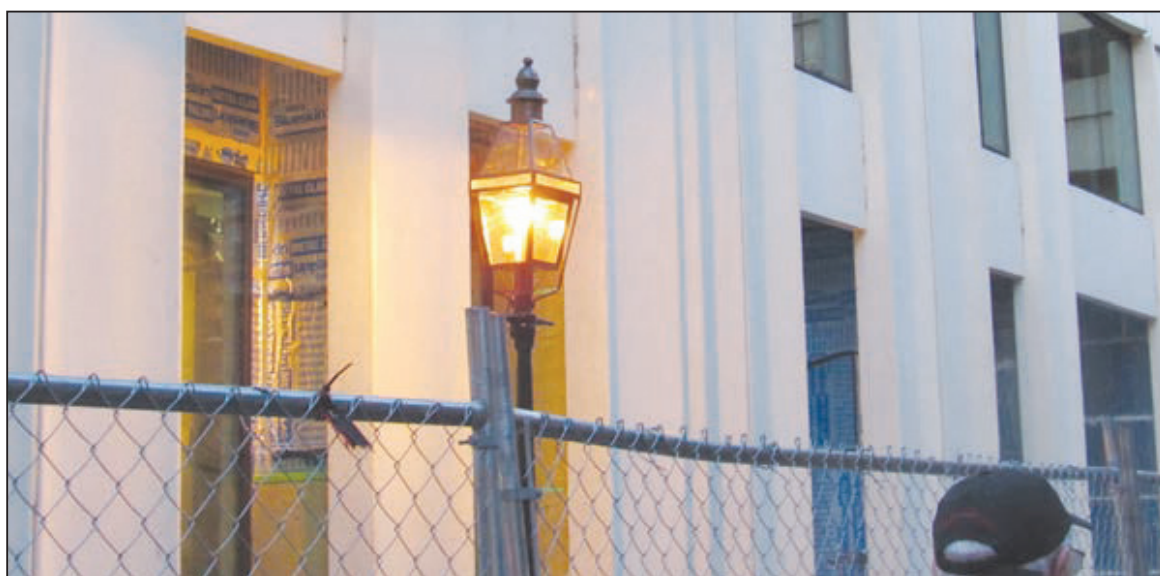
• On Saturday and Sunday, Sept. 17 and 18, the Beacon Hill Business Association's annual Sidewalk Sale returned.

• On Tuesday, June 28, the Friends of the Public Garden's annual Summer Celebration returned to Brewer Fountain Plaza on the Boston Common after a two-year hiatus due to the pandemic.

• On Thursday, July 21, the Esplanade Association's 11th annual Summer Dock Party was held at the Community Boating docks.

• On July 27, the Friends of the Public Garden's Summer Party returned to the UMass Club after a three-year hiatus.

• On Tuesday, Aug. 2, an estimated 150 activists formed a "human bike lane" that spanned the entire stretch of Charles Street between Charles Circle and Beacon Street during morning rush



D. MURPHY PHOTO

A mock-up of an electrified gaslight installed in the area of 212 Stuart St. in Bay Village.



D. MURPHY PHOTO

A look inside the urban garden at 1 Lindall Court, which was featured on the Beacon Hill Garden Club's 93rd Garden Tour on Thursday, May 22.



COURTESY OF FRIENDS OF THE PUBLIC GARDEN

Friends President Liz Vizza and Allen Snyder are seen at the Friends of the Public Garden's Green & White Ball, which returned after a two-year absence on April 29 to the Four Seasons.

hour.

The Boston Cyclists Union, which organized the demonstration, has proposed expanding the city's bike-lane network via the elimination of one of Charles Street's three traffic lanes to create two adjacent 4-foot wide, parking-protected, one-way bike lanes between Cambridge and Beacon

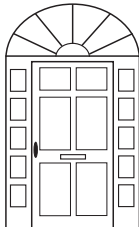
streets.

• On Saturday, Sept. 17, the Beacon Hill Civic Association held a Centennial Dinner - an outdoor celebration with guests seated at a long table on Mt. Vernon Street between River and Brimmer streets.

(LOOK BACK Pg. 6)

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**LOOK BACK** (from pg. 5)

- On Sunday, Sept. 18, the Beacon Hill Civic Association held its annual Fall HillFest, which featured games and food for children and their families, the “famous” dog show, and live entertainment.

- On Saturday, Sept. 24, Blackstones at 40 Charles St. celebrated 40 years in business in the neighborhood, (although the store actually opened July 3, 1982).

- On Friday, Sept. 30, the eagerly awaited Beacon Hill Books opened at 71 Charles St. (Its café opened Nov. 15.)

- Friday, Sept. 30, marked the 40th anniversary of the debut of the longstanding NBC sitcom “Cheers,” which was inspired by the Bull & Finch Pub (now called “Cheers on Beacon Hill”) at Hampshire House.

- On Saturday, Oct. 1, demolition of the West End House on

Blossom Street – one of less than a dozen structures in the old West End to survive urban renewal – got underway as part of Mass General Hospital’s planned \$1 billion expansion of its Cambridge Street campus.

- On Friday, Oct. 21, Hill House brought back its annual Fall FUNdraiser on Friday, Oct. 21, to Alibi in the Liberty Hotel, following a three-year absence due to the pandemic.

- On Thursday, Oct. 27, Massachusetts General Hospital broke ground on a multi-year construction project that will create a new, state-of-the-art clinical care facility along Cambridge Street,

- On Saturday, Oct. 29, Beacon Hill Nursery School cut the ribbon on its newly acquired and reno-

(LOOK BACK Pg. 7)



D. MURPHY PHOTO

The West End House on Blossom Street, which was demolished in early October as part of the expansion of Mass General Hospital’s Cambridge Street campus, is seen in 2019.



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Elisabeth’s experience caused her to re-direct her own career aspirations. Inspired by the medical professionals who helped her reclaim her active lifestyle, she changed her major to study physical therapy—a profession where her own experience could help other patients prevail through difficult recoveries.

We tell Elisabeth Marra’s story here to illustrate two of the most profound messages we know. Don’t give up, and remember to give back. If reading it inspires just one more person to achieve something special, then its telling here has been well worth while.

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### LOOK BACK (from pg. 6)

vated space at 180 Cambridge St.

- On Tuesday, Nov. 8, Massachusetts voters supported Maura Healey in the general election for her historic victory to become the next Governor of Massachusetts.
- On Tuesday, Nov. 15, a newly renovated and expanded Boston Athenaeum opened following 14 months of construction.
- On Wednesday, Nov. 16,

the 27th “Garlands & Greens” fundraiser was held at Hampshire House to support the cost of decorating the neighborhood’s approximately 1,100 lamp-posts for the holidays.

- On Friday, Nov. 18, Fabled Antiques reopened at 93 Charles St. after being closed for seven months due to a fire upstairs in the building.

- On Thursday, Dec. 1, the Beacon Hill Business Association’s Beacon Hill Holiday Stroll returned.

The event included Pictures with Santa at Hill House, as well as entertainment provided by the Back Bay Ringers, the Beacon Hill Village Carolers, the Brass Quartet, and the John Everett Band.



SARAH WINCHESTER PHOTO

After much anticipation, Beacon Hill Books opened on Sept. 30.



COURTESY OF INFINITY PORTRAIT DESIGN

Patricia Tully, executive director of the Beacon Hill Civic Association, thanks outgoing Chair Rob Whitney for his 18 years of service to the organization’s board at the BHCA’s 100th annual meeting, which took place May 16 at the Union Club.



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# Wu celebrates 2022 graduating class of Immigrants Lead Boston

Mayor Michelle Wu celebrates the 20 immigrant leaders graduating from Immigrants Lead Boston, a program by the City of Boston Mayor's Office for Immigrant Advancement. This year's graduates represent eight Boston neighborhoods, come from 17 countries, and speak 14 languages. The graduation was at Boston City Hall on Friday, December 16.

"As the daughter of immigrants, this program has a special place in my heart," said Mayor Michelle Wu. "These leaders are adding their voices to our communities and I'm thrilled for their leadership. Congratulations and thank you!"

Immigrants Lead Boston is an annual program for Boston immigrants who wish to become community leaders, advocates, and organizers. Selected residents go through a 12-week course and meet key City of Boston officials and learn how to effectively navigate local government. Graduates join a growing alumni network of immigrant leaders.

"Boston has been the only home I've known since I first arrived in the USA," said one of this year's graduates, Karina

Flores Ramirez. "In my neighborhood of East Boston, I envision a community that helps each other and works together to tackle the current obstacles we are facing. I envision a community full of resources for all ages and in all languages, and one where we are assured that we are not alone."

This year's class met with City officials from eight cabinets along with City Council members and local nonprofits that do advocacy work here in Boston. Participants also proactively reached out to City leaders, participated in community meetings for the first time, and testified at a City Council hearing about how to support newly-arrived migrants in Boston.

"We started this program because immigrants are integral to our communities, but they often don't know what resources are available to them because they didn't grow up here," said Monique Tú Nguyen, Director of the Mayor's Office for Immigrant Advancement. "This program helps close that gap so immigrant leaders have a seat at the table to build a better Boston for all."

During this year's graduation ceremony, participants shared



The 2022 graduating class of Immigrants Lead Boston.

their reflections from the program and asked the Mayor questions. This year's ceremony also marked International Migrants Day and celebrated how Mayor Raymond Flynn pioneered the Mayor's Office for Immigrant Advancement 35 years ago in

1987 as the Immigrant Rights Unit.

"During a tough stance on immigration at the federal level, Mayor Flynn created the Immigrants Rights Unit to provide a more compassionate and humane approach towards those

in search of a better life," said City Councilor Ed Flynn. "I'd like to congratulate the Mayor's Office for Immigrant Advancement for continuing this important work and ensuring our immigrant neighbors can fully and equitably participate in all aspects of life."

## CONSTRUCTION UPDATE

### North Washington Street Bridge construction look-ahead through January 7

This is a brief overview of construction operations and impacts for the North Washington Street Bridge Replacement Project. MassDOT will provide additional notices as needed for high-impact work and changes to traffic configurations beyond those described below.

#### Holiday

- In observance of Christmas Day and New Year's Day, no work will be conducted on Monday December 26 and Monday January 2, 2023. Follow MassDOT on the MassDOT Blog and on social media for any other local & regional holiday travel advisories. Happy holidays!

#### Scheduled Work

- Installation of marine wood-fender
  - Installation of bridge deck formwork at North Abutment
  - Installation of electrical conduits on bridge structure
  - Installation of steel members and bolting
  - Weld repair wrap up
- Work Hours

- Most work will be done during weekday daytime hours (6:00 a.m. – 4:00 p.m.)

#### Travel Tips

For everyone using the temporary bridge, please help share the space: walk to the right, walk bikes, and be mindful of people coming from both directions, if walking in a large group.

Drivers should take care to pay attention to all signage and move carefully through the work zone. Police details, lane markings, temporary barriers, traffic cones, signage, and other tools will be used to control traffic and create safe work zones.

The Tudor Wharf Walkway (under the bridge next to the water in Paul Revere Park) will be intermittently closed for safety during construction operations, with access provided via the Water Street underpass. The Boston Harborwalk under the bridge and eastern/harborside bridge sidewalk remain closed until rebuilt.

The contractor is coordinating with the TD Garden and local

police to provide awareness and manage traffic impacts during events. For your awareness, the following TD Garden events are scheduled during this look-ahead period:

- BRUINS: Dec. 31 at 1:00 p.m.
- CELTICS: Dec. 29, at 7:30 p.m., and Jan. 9, 2023 at 7:30 p.m.

How can I find more information?

Stay up-to-date and informed by following the @MassDOT twitter account and Mass 511 for real-time updates, visiting the project website, or emailing us with any questions.

You can also sign up to receive project updates via email by clicking this link.

Project website: [Mass.gov/north-washington-street-bridge-replacement](https://www.mass.gov/north-washington-street-bridge-replacement)  
Project email: [NorthWashingtonStreet@dot.state.ma.us](mailto:NorthWashingtonStreet@dot.state.ma.us)

## FIRST NIGHT (from pg. 4)

Response Unit, Hazmat Techs, Inspectors as well as fully staffed engine companies on and around the event areas to support the public's safety in any way we can."

Boston EMS will also be deploying additional personnel at dispatch operations and in ambulances on New Year's Eve.

"Celebrating responsibly is not just about looking out for yourself, but also those you are with, ensuring everyone gets home safe," said Boston EMS Chief Jim Hooley. "If anyone requires emergency medical services, please call us. Boston EMS personnel are posted throughout the City. We are incredibly grateful for our EMTs and Paramedics, as well as all members of public safety, healthcare and other industries, working through holidays."

The Boston Public Health Commission (BPHC) recommends wearing masks when attending events indoors to help prevent the spread of COVID-19 and other illnesses. Especially during the holiday season, BPHC recommends people get their COVID-19 vac-

cine and booster, test before and after attending gatherings, and to stay home if they're sick.

"We are proud to keep this Boston tradition shining bright, and entirely free for guests of all ages," said Dusty Rhodes, president of Conventures, and organizer of First Night. "We are very appreciative of the support of our corporate sponsors, and from the City of Boston, without whom this event would not be possible. We can't wait to welcome Boston's visitors and residents alike on New Year's Eve and New Year's Day."

First Night festivities will impact traffic and parking in the Back Bay as well as along Boston's waterfront. People coming into the City to celebrate are strongly encouraged not to drive. Details on parking and traffic restrictions can be found at <https://tinyurl.com/Bos-hol-traffic-advisory>.

The MBTA will be free on all modes of travel after 8:00 p.m. on New Year's Eve. Updated holiday schedules can be found online at <https://tinyurl.com/MBTA-holiday-schedule>.

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# Baker signs executive order to establish Massachusetts Cyber Incident Response Team

Governor Charlie Baker signed an executive order to establish the Massachusetts Cyber Incident Response Team (MA-CIRT). Led by the Secretary of the Executive Office of Technology Services and Security (EOTSS), MA-CIRT is established with the mission of enhancing the Commonwealth's ability to prepare for, respond to, mitigate against, and recover from significant cybersecurity threats. The Governor signed the executive order as Massachusetts and other jurisdictions confront an overall increase in cybersecurity threats to websites and networks.

"State governments and other organizations across the country are increasingly being targeted by bad actors aiming to disrupt operations and compromise information systems," said Governor Charlie Baker. "This executive order will further strengthen the Commonwealth's policies, procedures, and resources required to prevent potential threats and appropriately respond to attacks on government infrastructure and services. As state governments expand their digital footprints, moving more services online and allowing for a more connected workforce, it's critical that we make the necessary investments to protect this critical technology infrastructure from acts of terrorism and criminal, organized crime, and gang activity."

"Cybersecurity attacks threaten Commonwealth technology networks and the continuity of essential government services we provide to the constituents we

serve," said Lt. Governor Karyn Polito. "With the establishment of MA-CIRT, the Baker-Polito Administration continues to invest and prioritize the delivery of effective and reliable government services to the people of the Commonwealth."

"With my background in public safety, I know the importance that leadership buy-in plays in swift, organized, and effective response to an external threat," said Secretary of Technology Services and Security Curt Wood. "The Baker-Polito Administration is once again leading from the front on government cybersecurity and I thank Governor Baker, Lt. Governor Polito, and my fellow leaders in cybersecurity and public safety for their partnership on the issuance of this critical executive order that will serve the Commonwealth for years to come."

Under the direction of the EOTSS Secretary, the formation of MA-CIRT convenes cybersecurity and public safety experts from across state government as required members, including leadership representatives from:

- The Executive Office of Technology Services and Security
- The Commonwealth Security Operations Center
- The Executive Office of Public Safety and Security
- The Commonwealth Fusion Center
- The Massachusetts State Police Cyber Crime Unit
- The Massachusetts National Guard

• The Massachusetts Emergency Management Agency

The Executive Order reinforces Massachusetts as a leader in cybersecurity enhancement efforts through a variety of strategies. To prevent against attacks and increase the Commonwealth's cybersecurity resiliency, the Order underscores the need for preparing for and marshalling a coordinated response, mitigation, and recovery effort from significant cybersecurity threats or incidents. Additionally, the Order:

- Requires MA-CIRT to review cybersecurity threat information and vulnerabilities to make informed recommendations and establish appropriate policies to manage the risk of cyber incidents for executive department agencies and all other state agencies served by EOTSS.
- Requires MA-CIRT to develop and maintain an up-to-date Cyber Incident Response Plan, which will guide the actions of the Commonwealth's key public safety and information security and technology teams, state agency resources, and security professionals in responding to and minimizing the impact of significant cybersecurity threats to Commonwealth systems. The Plan is required to be submitted annually to the Governor for review and approval.
- Empowers the EOTSS Secretary to serve as MA-CIRT lead, with the approval of the Governor, to direct MA-CIRT in response to a significant cyber incident.

• Requires the routine exchange of information related to cybersecurity threats and reported incidents between the Commonwealth Fusion Center and the Commonwealth Security Operations Center.

• Requires EOTSS and MA-CIRT to consult with the Massachusetts Cyber Center and assist the Center with efforts to foster cybersecurity resiliency through communications, collaboration, and outreach to state agencies, municipalities, educational institutions, and industry partners.

• Requires executive department agencies to comply with protocols and procedures established by MA-CIRT and all related policies, standards, and Administrative Directives issued by EOTSS.

• Requires Commonwealth executive department agencies and other state agencies served by EOTSS to identify and report significant cybersecurity incidents and coordinate efforts to mitigate and prevent further damage from cyber incidents.

• Requires all executive department personnel to annually complete the EOTSS approved security awareness training program administered by the Human Resources Division.

• And strongly encourages other governmental entities throughout the Commonwealth not served by EOTSS to report cybersecurity threats or incidents to the Commonwealth Security Operations Center.

In 2021, Congress recognized the increased cyber threat posed to state and local governments by establishing a \$1 billion State and Local Cybersecurity Grant Program as a part of the Infrastructure Investment and Jobs Act. The four-year grant program requires 80% of funds go toward assisting municipalities in enhancing their cybersecurity posture. This new federal program compliments the various support for municipal cybersecurity efforts offered by the Baker-Polito Administration, including: the Municipal Cybersecurity Awareness Grant Program, Free Cybersecurity Health Check Program, and the Community Compact IT Grant Program, which was established by Governor Baker's Executive Order 554 in 2015.

EOTSS was established in 2017 as the Commonwealth's lead technology and cybersecurity agency via Article 87 government restructuring legislation filed by Governor Baker and approved by the Legislature. Its mission is to lead initiatives to modernize the Commonwealth's IT infrastructure assets, continually strengthen government cybersecurity operations and standards via the consolidation of infrastructure and cybersecurity operations for the Commonwealth into a centrally managed state agency and leverage innovative technology solutions to offer user-friendly digital services to its constituents.

## LEGAL NOTICE

### LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Division TRUST CITATION Docket No. SU21P0463EA

In the matter Of: John Shinas Revocable Trust To all interested persons: A Petition has been filed by: Thomas Stark of Spotswood, NJ requesting to Appointment a Successor Trustee to serve without sureties on the bond.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on 01/26/2023.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: December 20, 2022 Felix D. Arroyo Register of Probate

12/29/22 BH

### LEGAL NOTICE

Phoenix Tower International installed a distributed antenna system within an approximately 300-foot tall existing building located at 160 Federal St, Boston, Suffolk County, Massachusetts (42° 21' 14.9" N, 71° 03' 21.5" W). Phoenix Tower International invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings,

structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. Comments must be received within 30 days of the date of this notice. 22-004571 DLS

12/29/22 BH

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# Wu announces strategy for inclusive growth and development

Mayor Michelle Wu announced a set of proposals to make substantial changes to Inclusionary Development Policy (IDP) and the commercial Linkage Policy that will enable Boston to support its growing population and ensure the city is a place where families of all income levels can afford to live. These changes will increase Boston's supply of affordable housing while maintaining the City's position as an attractive market for real estate development. Mayor Wu's strategy for inclusive growth will lower barriers to development and create a more predictable development timeline. Together, the package of actions will enable development that allows the city to grow equitably and inclusively.

"We are using every tool that the City has to urgently address Boston's housing crisis," said Mayor Michelle Wu. "By directing public and private resources from development toward our shared vision of a Boston for everyone, we are taking necessary steps to ensure Boston remains a place that current residents, families and future generations can call home. I'm grateful to this team and our partners for their work to continue prioritizing affordability for residents in our city's continued growth."

**Inclusionary Development Policy (IDP)**

Under an Inclusionary Development Policy (IDP), developers of market-rate residential developments are required to support the creation of affordable housing in exchange for zoning relief. Under the current IDP, developments with ten or more units in need of zoning relief support the creation of income-restricted housing through on-site units, off-site units, or through payment to an IDP Fund managed by the Mayor's Office of Housing. The IDP requirements were last updated in December 2015. In January 2021, the Massachusetts State Legislature approved a Home Rule Petition that allows Boston to codify inclusionary development into the zoning code. The Mayor's proposed changes are aimed at directing a larger share of resources from development toward the Administration's vision of a Boston for everyone.

The Mayor's proposed changes to IDP include: Lowering the threshold from 10 to seven units, and, for rental projects, increasing the proportion of the project that is income-restricted from 13% to 20% of the project, while also deepening affordability requirements. In an innovative approach, 17% of the project will be income

restricted at an average of 60% of Area Median Income, and an additional 3% of the project will be offered at market rents and reserved for people with housing vouchers. Federal Housing Vouchers usually pay a landlord Fair Market Rents at 100% of Area Median Income. As a result of the updated policy, voucher holders will have more options, as voucher holders generally have incomes less than 30% of Area Median Income. Additionally, with Boston's Small Area Fair Market Rents, landlords who rent to eligible households may be able to get higher Fair Market Rents depending on their zip code. Between the voucher units and traditional IDP units, the resulting affordability will be 55.5% of Area Median Income.

For homeownership projects, on-site IDP requirements will be increased from 13% to 20% in IDP Zone A & B (the top third and middle third of citywide neighborhood median values), while holding affordable requirements at an average of 90% of Area Median Income. The Mayor is using new authority to incorporate the IDP into zoning, therefore assuring that all developments with seven or more units help to meet Boston's affordable housing needs. The effective date for the new rules will be determined based on the BPDA Board, Zoning Commission, and City Council approval processes, but it will not affect any projects currently under review.

"Expanding the supply of affordable housing in the city is critical to both long term economic success and advancing equity goals; the Samuels & Associates team supports the Mayor's efforts to identify multiple strategies to address this challenge," said Abe Menzin, Principal and Executive Vice President of Samuels and Associates. "The process for considering changes to the city's Inclusionary Development Policy continues to be thorough and based on analysis of the many complex factors that determine affordability and economic feasibility. Though it is an increasingly difficult time to build and finance housing projects, we are committed to working with the city on creative solutions to advancing housing affordability goals."

"Boston's housing crisis has many dimensions and requires many solutions but at the end of the day we desperately need more revenue to help renters and would-be homebuyers access safe, stable housing," said Joseph Kriesberg, President of the Massachusetts

Association of Community Development Corporations. "So we are very pleased that Mayor Wu is taking these critical steps forward to provide more funding and more affordable homes for our city's residents. These efforts, combined with her prior commitment to invest ARPA funds in housing and her proposal to the Legislature to create a transfer tax on high-value properties, will help thousands of families across our city. MACDC and its members will continue to partner with the Mayor and our City Council to take further steps to address this crisis while we also collectively advocate with our state legislature and new Governor to make the additional investments we so clearly need."

## Linkage Policy

The changes to the Linkage Policy include lowering the threshold and exemption from 100,000 square feet to 50,000 square feet, increasing the total linkage fee over two years to \$30.78 per square foot for lab space, and to \$23.09 for other commercial uses, up from \$15.39. Sixteen percent of the fees will support job training and job preparedness programs, while the remaining 84 percent will support the creation and preservation of affordable housing. The increase in the fees will be phased in over two years. Projects with both lab and office space will be considered on a pro-rata basis. Linkage funds are used to support the creation and preservation of affordable housing, as well as to support the job training and job readiness needs of Boston's residents.

"Mayor Wu's proposed increase to the linkage fee is an important step in the effort to address Boston families' housing needs," said Symone Crawford, Executive Director, Massachusetts Affordable Housing Alliance. "Linkage has been and will continue to be a vital resource for building new affordable homes in Boston. MAHA and our allies have been advocating for an increase in linkage for years and this proposal shows that Mayor Wu is listening."

These IDP and Linkage recommendations are based on research completed by RKG Associates (IDP) and by Karl Seidman Consulting Services/ConsultEcon, who were hired to examine each policy and the financial impacts on development, as well as feedback from the IDP Technical Advisory Committee (TAC). Next, the Administration will conduct a public engagement process to hear input from residents.

"The City needs to increase

and diversify its housing stock in order to serve the residents that are living here now and to meet the demands of our growing population. The changes that the Mayor is recommending allow the supply of housing to increase while generating critical resources for the production of affordable housing," said Sheila Dillon, Chief of Housing. "The funds generated through these policies will allow the City to acquire, preserve, and develop housing that will provide stable, affordable housing for generations."

"The Mayor recognizes that in order for our economy to thrive, every Bostonian needs the opportunity to participate," said Amy Nishman, president of the Job Training Alliance. "The non-profit job training community will use these resources to prepare and upskill our residents to meet employer demand."

In addition to proposing changes to create more affordable housing, Mayor Wu is also implementing changes to incentivize new development through a predictable, efficient, and values-based approach. These changes build on the executive order signed by Mayor Wu in October to speed the development of predominantly affordable housing in the City.

"Boston's workforce is the backbone of our region's economy. As that workforce grows, we need to increase both our market and workforce housing supply and deed-restricted affordable housing," said Chief of Planning Arthur Jemison. "The Mayor's agenda will ensure that development occurs through a transparent and swift development review process so that we can support our city's most urgent needs."

The City will launch a process to review proposed changes to Article 80 in order to make it more timely and predictable for projects that meet the City's goals of resilience to climate change, affordability for residents, and equitable growth across neighborhoods. Under the new regulatory approach, the BPDA will develop a "scorecard" for projects. Projects that meet these goals may be eligible for streamlined review, focused community engagement, and simplified mitigation and community benefits. Projects which innovate in these three areas could possibly receive consideration for tax relief and infrastructure support. The reforms will also create new, predictable regulatory milestones for Article 80 review. These changes will be studied and canvassed with the community in the first quar-

ter of 2023 with implementation targeted for the new fiscal year. Aspects of the changes, such as the scorecard, will be offered for public comment and discussion.

"The program the Mayor announced today is carefully crafted to advance the housing and sustainability agenda she campaigned on," said Matt Kiefer of Goulston & Storrs. "The details of implementation will really matter, but combining higher IDP and linkage with meaningful permitting efficiencies and possible public support for development is potentially path-breaking. In essence, the Mayor is saying to the development community, 'we'll be expecting more public benefit from you, and we'll also be making it easier for you to deliver it.'"

As part of this agenda for shared growth through development, the BPDA is also examining other changes to the Article 80 process that will make development review more timely, predictable, and transparent. The changes also include operational and procedural changes to the Boston Civic and Design Commission (BCDC) to streamline the design review process.

## Next Steps

With these recommendations, the Boston Planning & Development Agency and the Mayor's Office of Housing are kicking off a process that will include public hearings and a public comment period on each policy, before submitting recommended zoning amendment language to the BPDA Board, for an initial vote on each policy. For the Linkage Policy, the Zoning Commission will then take up the proposed zoning amendment. For the IDP, the BPDA vote would be followed by a City Council review and vote, followed by a vote of the Zoning Commission. BPDA is hosting a website for both the IDP and the Linkage Policy that includes draft and/or final studies, housing and housing market data, background information on each policy, announcements about upcoming public hearings (the first public meeting for Linkage is Jan. 11; the first public meeting for IDP is Jan. 21), and an opportunity to provide comments.

BPDA will seek input from the community and other stakeholders on proposed changes to the development review process. The BPDA plans to share a draft scorecard in February 2023, host information sessions in March 2023; and implement the scorecard, as well as other new policies, by July 2023.

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| <b>BACK BAY</b>                      |                      |                           |              |
| Swenson, Katherine                   | Dixon, Meredith      | 127 Beacon St #1          | \$639,000    |
| F Ashrafi Khouzani T 2000            | Izzar, Rachid        | 90 Commonwealth Ave #7    | \$2,435,000  |
| Robbins, Brett A                     | Kuniholm, Jonathan E | 160 Commonwealth Ave #705 | \$990,000    |
| <b>BEACON HILL</b>                   |                      |                           |              |
| Beacon MA Property LLC               | Kames, Karen A       | 40 Beacon St #3           | \$15,500,000 |
| 40 Beacon St 5 RT                    | Kames, Karen A       | 40 Beacon St #5           | \$3,500,000  |
| Ganiats, Ronald                      | 30 Chestnut LLC      | 30 Chestnut St            | \$14,250,000 |
| Chandler, Stuart B                   | Sanibel Capital LLC  | 82 Chestnut St #33        | \$730,000    |
| Kinnealey, Victoria                  | Lu, Christine Y      | 24 Hancock St #6          | \$890,000    |
| Clark 4th, John J                    | Ross, Julie          | 59 Hancock St #14         | \$345,000    |
| 28 Irving Street RT                  | Rucker, James        | 28 Irving St              | \$2,400,000  |
| Peffer, Simon N                      | Walton, Nathaniel Y  | 42 Irving St              | \$3,250,000  |
| <b>BAY VILLAGE/SOUTH END/KENMORE</b> |                      |                           |              |
| Beaird, Sierra F                     | Egan, Colin          | 11 Durham St #5           | \$1,695,000  |
| Liu, David J                         | Grogan, Paul         | 56 Dwight St #2           | \$2,400,000  |
| Katzen, Rebecca C                    | Hornstein, Genna     | 35 Hanson St #1           | \$1,620,000  |
| 36 Symphony Road 3A LLC              | Meleis, Waleed M     | 36 Symphony Rd #3A        | \$955,000    |
| Lane, Thomas P                       | Masterpolo, Dana     | 29 Fayette St #4-2        | \$705,000    |
| Haggerty, Kathleen E                 | FPG Lagrange Owner 1 | 47-55 Lagrange St #402    | \$182,600    |
| Zhang, Zhaoyan                       | FPG Lagrange Owner 1 | 55 Lagrange St #701       | \$755,000    |
| 46 Montgomery Street LLC             | Michaud, Richard C   | 46 Montgomery St          | \$2,010,000  |
| Clarendon Stuart LLC                 | Kibenlotte RT        | 400 Stuart St #PH1        | \$9,250,000  |
| <b>WATERFRONT/DOWNTOWN</b>           |                      |                           |              |
| Schroeder, Vera                      | Jin, Peng            | 88 Kingston St #1F        | \$720,000    |
| Nine Friends NT                      | Apostolicas, Peter   | 300 Pier 4 Blvd #8F       | \$3,300,000  |
| Caplan, Kara                         | Dickert Jr, Thomas M | 580 Washington St #5C     | \$1,725,000  |

## GROWTH (from pg. 10)

This announcement builds on Mayor Wu's initiatives to address housing affordability in Boston issues which includes filing a Home Rule Petition relative to real estate transfer fees and senior property tax relief, signing an Executive Order designed to speed up affordable housing production, signing an Executive Order relative to affirmatively furthering fair housing, convening a Rent Stabilization Advisory Committee to inform future legislative proposals, hiring the City's first Chief of Planning, announcing an action plan to best utilize the City-owned land described in the Public Land for Public Good: Citywide Land Audit, and launching Welcome Home Boston, a historic investment in affordable homeownership in Boston.

About the Inclusionary Development Policy

Boston's Inclusionary Development Policy (IDP) was created by Executive Order in 2000. The current policy requires

that market-rate residential developments with ten or more units in need of zoning relief support the creation of income-restricted housing through on-site units, off-site units, or through payment to an IDP Fund managed by the Mayor's Office of Housing. The IDP requirements were last updated in December 2015. In January 2021, the Massachusetts State Legislature approved a Home Rule Petition that allows Boston to codify inclusionary development into the zoning code. Through 2021, almost 3,600 on-site and off-site income-restricted units have been created through the IDP and the fund has supported the construction or preservation of nearly 2,500 additional income-restricted units.

About the Commercial Linkage Policy

The Linkage Policy began in 1983, with the approval of Article 26 of the Boston Zoning Code, which sought to balance large-scale commercial development

with needed residential construction. In 1986, the City of Boston launched the Neighborhood Housing Trust (NHT) to manage housing linkage funds and expanded Article 26 to include job training as an element of the linkage policy, now managed through the Neighborhood Jobs Trust (NJT). The Neighborhood Housing Trust has collected \$227 million in funds since its inception. These funds have supported the creation of over 7,000 new income-restricted units and preserved almost 6,000 existing income-restricted units. The Neighborhood Jobs Trust has received over \$55 million in Linkage funds to support Boston's education and workforce development efforts, with almost \$3.5 million disbursed in 2021 alone. The 2021 Home Rule Petition also gave the City of Boston the power to more readily make changes to the Linkage policy without seeking further state approval. The City increased linkage fees with this new flexibility in March 2021.

# Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

## THIS WEEK'S ANSWER



The weather vane in the last clue is atop the Frog Pond Pavilion on the Boston Common. The skating rink was added to the facility in 1996. It's the perfect spot to enjoy a bright winter day of fun and exercise. Today's answer photo was taken in the late 1990s.

Do you have a favorite building or detail you would like featured? Send an email to [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your suggestion.

## THIS WEEK'S CLUE



## CITY PAWS

# What we learn from dogs

By Penny & Ed Cherubino

The change from one year to another is a time of reflection on the past and hope for the future. We've been thinking about the lessons we learned from the special dogs we've known and the people they've brought into our lives.

### Show Your Love

We should all emulate the greetings a dog gives to someone they

love. Think about how disappointing it is to come home when your dog isn't there. No matter what the reaction of others in the home is, you can count on your dog to greet you with glee and make you feel welcome. Perhaps we should greet the family with a hearty "welcome home."

### Use All Your Senses

Dogs are great role models for us when it comes to using all our



Poppy likes to cuddle up with a friend after a good play session and nap.

**DELUCA'S MARKET**

**HOLIDAY HOURS**

**12/30 - 9AM-9PM**  
**NEW YEAR'S EVE**

**1/1 - 9AM-5PM**  
**NEW YEAR'S DAY**

BEACON HILL & BACK BAY

senses. Their world is made richer by the sights, sounds, aromas, tastes, and textures around them. They pay attention to all incoming data.

On the other hand, we often ignore the richness on offer while distracted by our busy minds or addiction to our devices. In the year ahead, watch the dogs in your life and learn to pay attention to what they're investigating in the sensory world. See if you can notice and enjoy some of what they do.

### Trust Your Instincts

We learned this lesson from our first dog, Sassy. She was a great judge of people. Her official title around our office was Vice

President for security and morale. Security went beyond barking when the mailman arrived.

Sassy had three approaches to most people. Some of the best people we ever knew were greeted with exuberance and treated to cuddles and kisses. Most people, she welcomed politely.

However, she raised her hackles and growled at visitors in a few instances. In one case, it was a client who eventually proved to be an unethical person. Another example was a person at a hiring interview. In the end, other staff members voted with Sassy against this hire.

### Self Care

Naps are a way of life for

dogs. When they're tired, they find a cozy spot and doze. When we're tired, we try to push through and accomplish more. Perhaps we should build some naptime into our days as a better way to be productive.

Exercise is essential to dogs, and so is stretching. How many times a day do you see your companion doing a downward dog? When they get up from a resting position, they stretch. We are encouraged to stretch by trainers and physical therapists. Learn from your dog and take moments each day to give your body a relaxing stretch.

One way or another, dogs ask for what they need. Poppy jumps up with one of us when she wants a good massage and cuddles. She knows we can't resist giving her the touches she craves. Your dog may lead you to the door when they need to go out. Now think, how often do you let those around you know what you need right at that moment?

### Be Thankful for Dogs

We'll end with wise words from one of our all-time favorite dog people, author and animal activist Roger Caras who wrote, "Dogs have given us their absolute all. We are the center of their universe. We are the focus of their love and faith, and trust. They serve us in return for scraps. It is without a doubt the best deal man has ever made."

Do you have a question or topic for City Paws? Send an email to [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your request.

## ON VIEW NOW

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